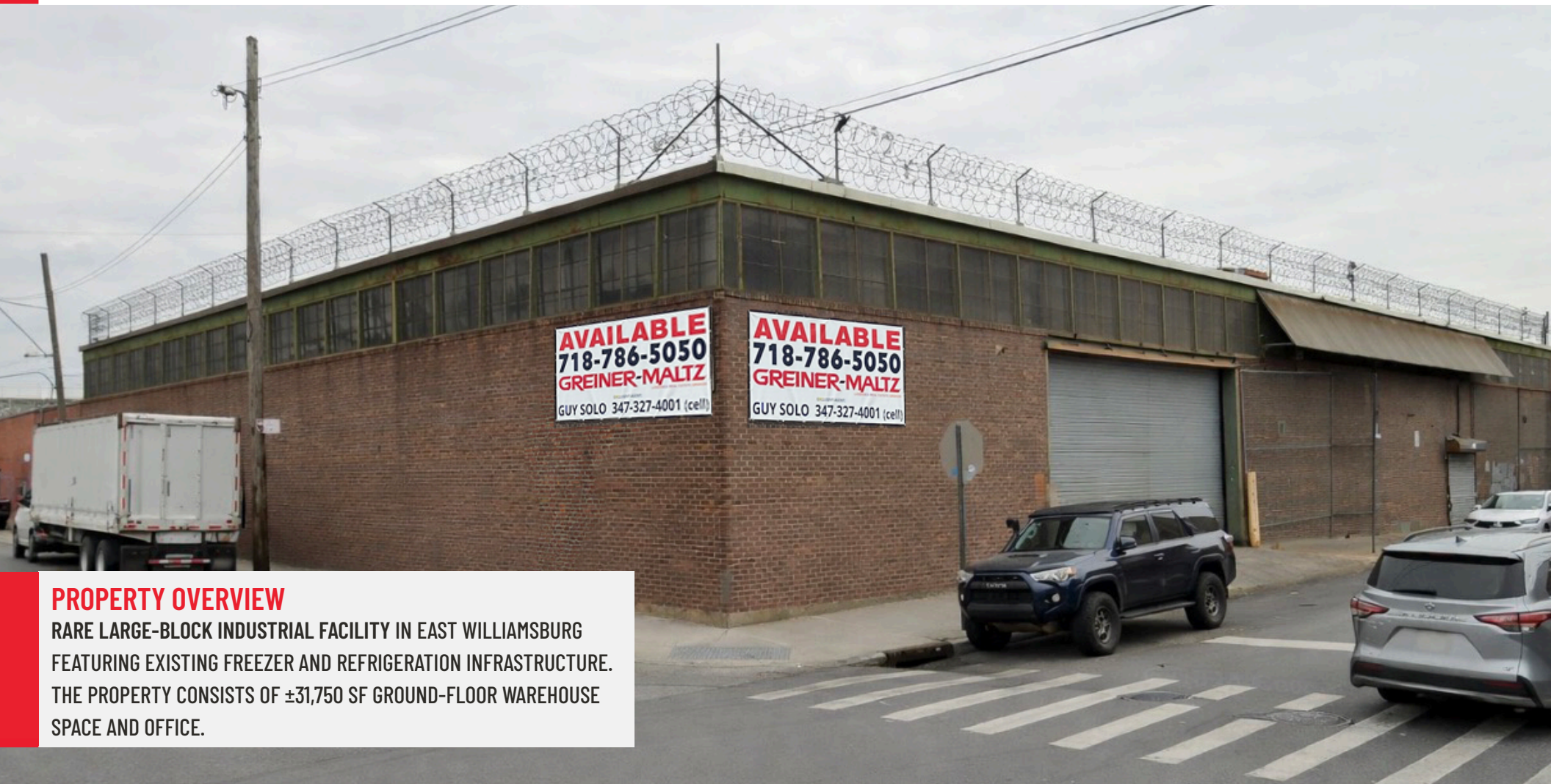


# 200 STEWART AVENUE

EAST WILLIAMSBURG | BROOKLYN, NY 11237

**AVAILABLE FOR LEASE**  
**31,750 SF INDUSTRIAL FACILITY**  
DELIVERED VACANT | EXISTING COLD STORAGE INFRASTRUCTURE



## PROPERTY OVERVIEW

RARE LARGE-BLOCK INDUSTRIAL FACILITY IN EAST WILLIAMSBURG FEATURING EXISTING FREEZER AND REFRIGERATION INFRASTRUCTURE. THE PROPERTY CONSISTS OF ±31,750 SF GROUND-FLOOR WAREHOUSE SPACE AND OFFICE.

**GREINER-MALTZ**  
REAL ESTATE

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER

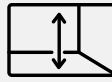
GUY SOLO | +1-347-327-4001 (DIRECT) | [gsolo@greiner-maltz.com](mailto:gsolo@greiner-maltz.com)

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | [GREINERMALTZ.COM](http://GREINERMALTZ.COM) | CREATING OPPORTUNITIES TOGETHER.

# BUILDING HIGHLIGHTS - IMMEDIATE OCCUPANCY



**±31,750 SF**  
GROUND-FLOOR WAREHOUSE



**22'**  
CLEAR CEILING HEIGHT



**3 DOCKS + 1 DRIVE DOOR**  
LOADING DOCKS



**MEZZANINE OFFICE**



**1,000 AMPS**  
POWER





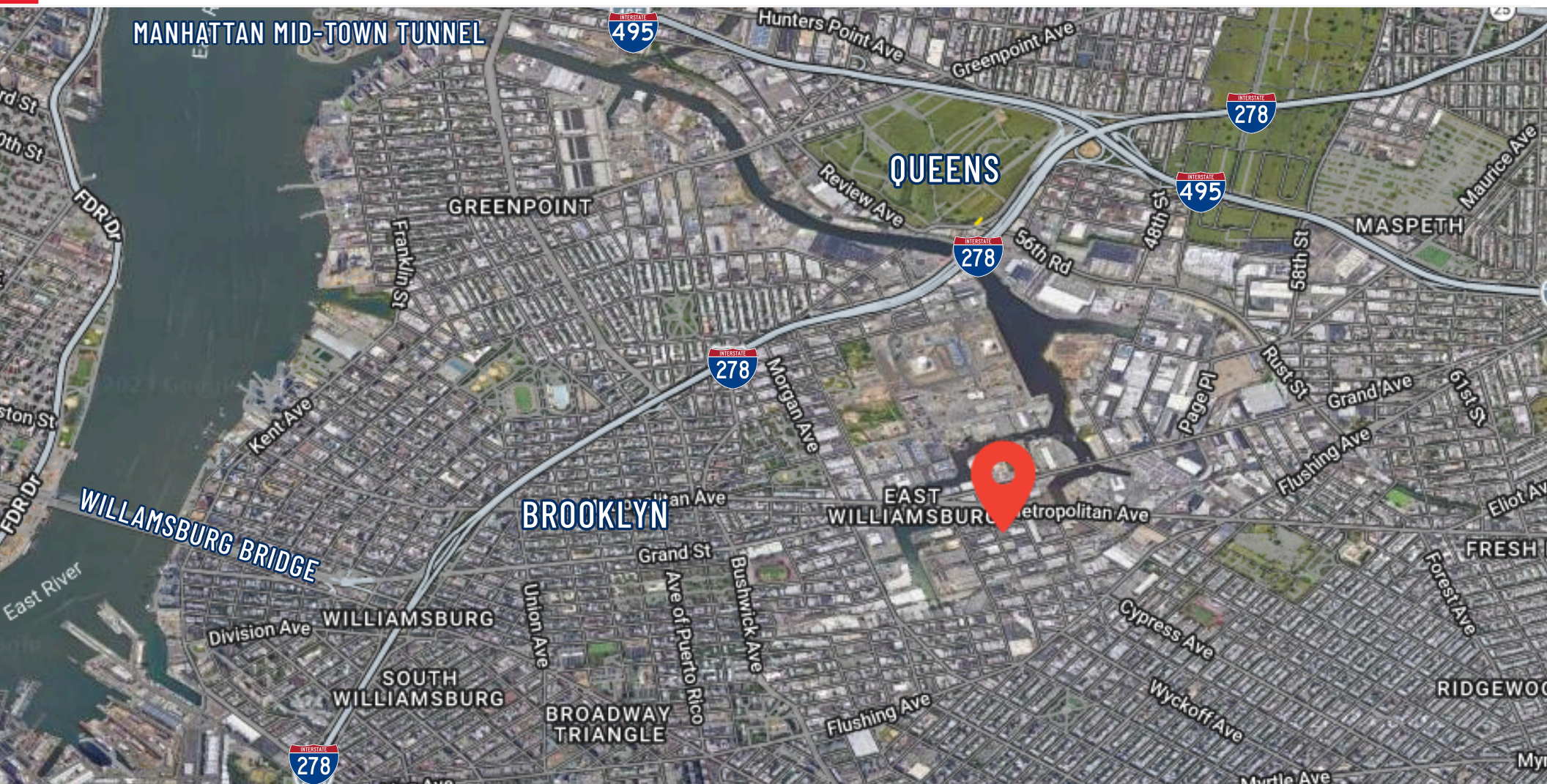
**M3-1 ZONING**  
HEAVY INDUSTRIAL

- 7,000 SF FREEZER
- 2,000 SF REFRIGERATED SPACE
- GAS - HEAT
- THREE-STREET FRONTAGE  
(STEWART AVE, MEADOW ST., STAGG ST.)



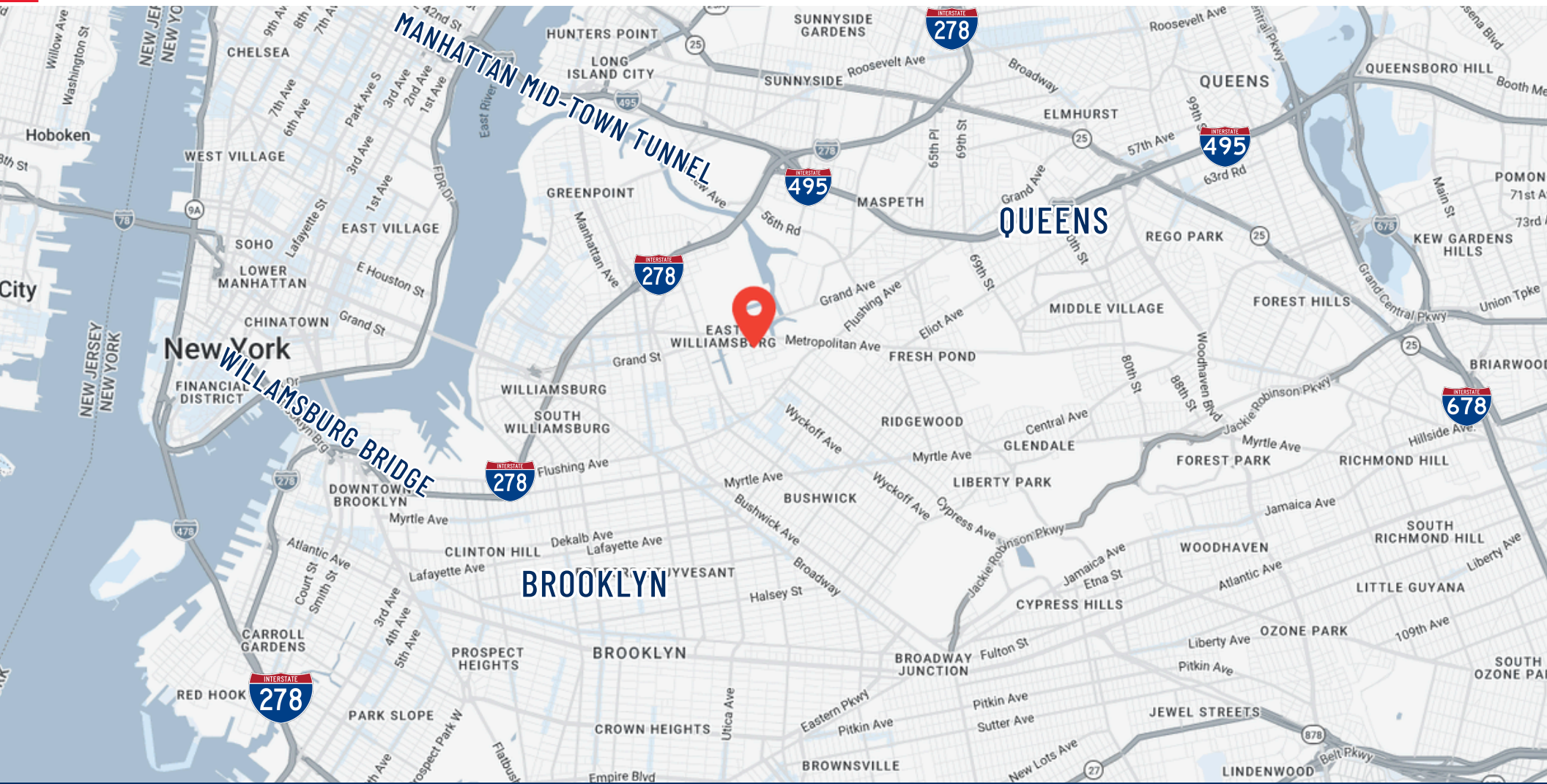
## LOCATION & ACCESS

- IMMEDIATE ACCESS TO -278 (BQE) 
- DIRECT ACCESS TO I-495, MIDTOWN TUNNEL & QUEENSBORO BRIDGE 
- MINUTES TO WILLAMSBURG BRIDGE & MANHATTAN
- CENTRAL BROOKLYN LOCATION - SERVING NYC & NJ MARKETS



# CORPORATE NEIGHBORS

- AMAZON
- UPS
- FEDEX CORP
- SUN LOGISTICS
- FRITO LAY
- XPO LOGISTICS
- LASERSHIP
- FERGUSON
- BIMBO BAKERIES
- EMPIRE
- RESTAURANT DEPOT
- HARBOR FREIGHT



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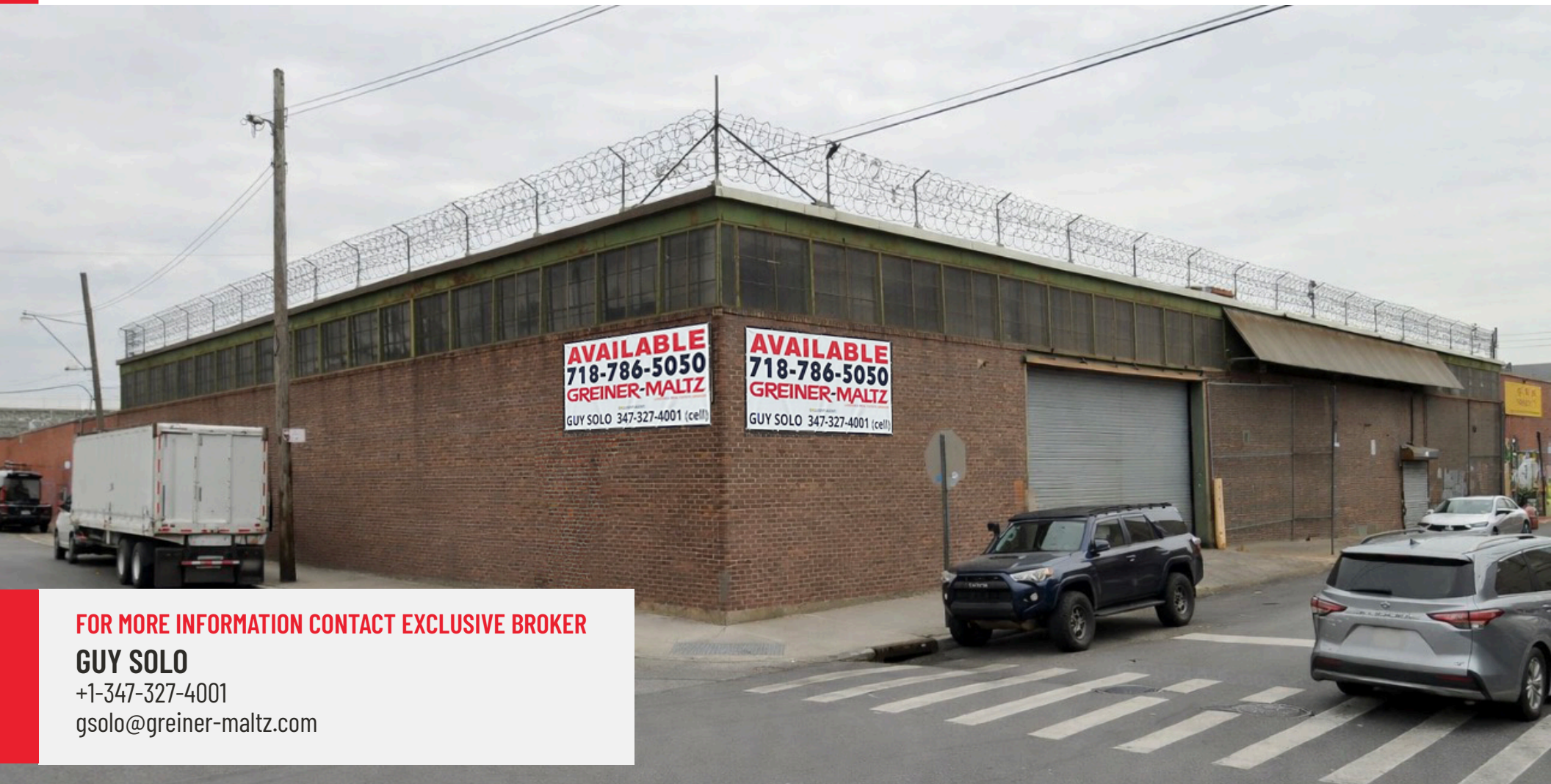
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## IDEAL FOR

- FOOD DISTRIBUTION / FROZEN STORAGE
- MEAT / SEAFOOD OPERATORS
- COLD-CHAIN LOGISTICS
- E-COMMERCE FULFILLMENT
- WHOLESALE DISTRIBUTION
- MANUFACTURING

## LEASE TERMS

- ASKING RENT: \$34.00 PSF
- QUALIFIED TENANTS
- AVAILABLE IMMEDIATELY



**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER**

**GUY SOLO**

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